

IT IS HEREBY ADJUDGED
and DECREED this is SO
ORDERED.



Dated: April 04, 2011

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SARAH S. CURLEY

U.S. Bankruptcy Judge

Attorneys for Movant, Wells Fargo Bank, NA, its assignees and/or successors and the servicing agent, Wells Fargo Home Mortgage

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA
PHOENIX DIVISION

In re:)	In Proceedings Under
)	
Jack A. Knuth, Shelby J. Knuth,)	Chapter 13
)	
Debtors.)	Case No. 2:10-bk-40898-SSC
)	
Wells Fargo Bank, NA, its assignees and/or)	ORDER TERMINATING
successors and the servicing agent, Wells Fargo)	AUTOMATIC STAY
Home Mortgage,)	
)	
Movant,)	
)	
v.)	
)	
Jack A. Knuth, Shelby J. Knuth, Debtors; and)	
Russell Brown, Chapter 13 Trustee,)	
)	
Respondents.)	
)	

Wells Fargo Bank, NA, its assignees and/or successors and the servicing agent, Wells Fargo Home Mortgage ("Movant"), having filed a Motion for Relief from the Automatic Stay with respect to the hereinafter-described property after appropriate notice and opportunity for a hearing, and good cause appearing,

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2 **IT IS THEREFORE ORDERED** that:

3 Any and all stays against lien enforcement, including the automatic stay of 11 U.S.C. §
4 362(a) and the automatic injunction of 11 U.S.C. § 524(a), are hereby vacated with respect to
5 the property generally described as 7101 Sunnyside West Drive, Peoria, AZ 85345, and
6 Movant, its assignees and/or successors in interest, may proceed with a foreclosure of and hold
7 a Trustee's sale of the subject property pursuant to the state law, and thereafter commence any
8 action necessary to obtain complete possession of the subject property without further court
9 order or proceeding being necessary.

10 **IT IS FURTHER ORDERED** that:

11 The Moving Party, at its option, may offer, provide and enter into any potential
12 forbearance agreement, loan modification, refinance agreement or other loan workout/loss
13 mitigation agreement as allowed by state law. The Movant may contact the Debtor via
14 telephone or written correspondence to offer such an agreement. Any such agreement shall be
15 non-recourse unless included in a reaffirmation agreement.

16 DATED:

17 UNITED STATES BANKRUPTCY JUDGE
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